

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF BRADFORD TOWERS ASSOCIATES
DISPOSITION PARCEL C-1
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Bradford Towers Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-1 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Bradford Towers Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-1 in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.
2. That disposal of Parcel C-1 by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
5. ~~That the Director be and hereby is authorized to execute a License for Early Entry with Bradford Towers Associates for the purpose of investigating present soil conditions on the site. Such License may be terminated upon a thirty (30) day written notice by either party and shall be in such form and contain such conditions as the Director deems in the best interest of the Authority and shall further contain a clause that will indemnify the Authority from all claims and damages, and that the Redeveloper shall obtain adequate insurance with the Authority named as additional insured.~~

deleted



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BOSTON AREA OFFICE

BULFINCH BUILDING, 15 NEW CHARDON STREET

BOSTON, MASSACHUSETTS 02114

REGION I
Room 800J. F. Kennedy Federal Building
Boston, Massachusetts 02203IN REPLY REFER TO:
1.1FM

Stanchen Construction Co.

c/o Mr. Stanley Chen
President
80 Sherburn Circle
Weston, Mass. 02193

12 AUG 1977

Gentlemen:

Re: Notification of Approval of Preliminary Proposal No. MA06-0003-033
Section 8 Bradford TowerYou are hereby notified that your Preliminary Proposal, dated ,
to provide 229 units of newly constructed housing at
Tremont & Warranton Place; Boston, Mass.has been approved. Annual contributions authority in the amount of
\$ 1,235,568 has been reserved for this development. Subject to the
fulfillment of all administrative and statutory requirements, an Agreement
to Enter Into Housing Assistance Payments Contract will be prepared and
executed for the number and size of the units described below:

<u>UNIT SIZE</u>	<u>NO. OF UNITS</u>	<u>CONTRACT RENT</u>
1 BR (elevator)	189 (elderly/handicapped)	\$ 436
2 BR (elevator)	40 (elderly/ handicapped)	\$ 514
Total	229	

You are requested to submit to HUD, not later than September 12, 1977 a Final Proposal in accordance with the requirements of the provisions of 24 CFR, Part 880, Section 880.209. Attached are the forms required to be submitted with your Final Proposal. If you have questions as to Final Proposal requirements, please call Mrs. Lorene Comeau at (617) 223-4166 to arrange for a meeting.

Special Conditions or Requirements: See attached list.

Your acceptance of this Notification constitutes a certification and agreement that (a) there will not be made any sale, assignment, conveyance, or any other form of transfer of this Notification, the property, or any interest therein, without the prior written consent of HUD (an assignment to a limited partnership, in which no limited partner has a 25 percent or more interest and of which you are the general partner shall not be considered an assignment for this purpose), and (b) there will not be made any pledge, or offer as security for any loan or obligation, an Agreement to Enter Into Housing Assistance Payments Contract for this project unless the method and terms of the financing and the instrument of pledge, offer or other assignment has been approved in writing by HUD.

Please indicate by signing in the space provided whether you accept this notification including the special conditions or requirements or other modifications to your Proposal that are specified herein, or if you wish to arrange a meeting for the purpose of reconsidering the modifications. In either case, return two signed copies to this office within 15 days after the date of this Notification.

If you do not return two signed copies of this Notification by the specified date, or if you accept but fail to submit a Final Proposal by the specified date, HUD may rescind this Notification and cancel the annual contributions authority reserved. If you request reconsideration of the Modifications, and we are unable to negotiate an agreement, this Notification will be rescinded.

Sincerely,

Man Bifling
Acting Area Office Director

Acting Area Office Director

Accept

Request meeting for reconsidering of
Modifications

Title

Title

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SPECIAL CONDITIONS

to

MA06-0003-033

1. The principals of this project must receive Previous Participation Clearance under HUD's 2530 process.
2. See list of minority contractors attached.
3. A Section 220 Conditional Commitment application for mortgage insurance must accompany your final proposal (it may be submitted in advance). Our preliminary debt service analysis has revealed a maximum insurable mortgage if \$8,025,300.
4. Noise attenuating measures must be incorporated into the design of the building such that interior noise decibel levels will comply with HUD Circular 1390.2 "Noise Assessment Guidelines".
5. This approval is conditioned upon the design of the proposed building complying with Section 106 of the National Historic Preservation Act of 1966, which is required for properties adjacent to buildings on the National Register of Historic Places.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a.. Name of Redeveloper: Bradford Tower Associates
- b. Address and ZIP Code of Redeveloper: 80 Sherburn Circle, Weston, Mass. 02193
- c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.,
is described as follows²

Parcel C-1, South Cove Urban Renewal Area
Boston, Mass.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass.:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as Bradford Tower Associates
- A business association or a joint venture known as
- A Federal, State, or local government or instrumentality thereof.
- Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: June, 1976.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
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Stanley Chen
80 Sherburn Circle
Weston, Mass. 02193

General Partner 9%

Stanchen Construction Co. Inc.
80 Sherburn Circle
Weston, Mass. 02193

Limited Partner 1%

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:
 Stanley Chen, President and Treasurer of Stanchen Construction Co. Inc.
 Josephine K.Y. Chen, Secretary of Stanchen Construction Co. Inc.

B. -RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 6,898,100
- b. Cost per dwelling unit of any residential redevelopment. \$ 32,692
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL		ESTIMATED AVERAGE SALE PRICE	
	Market Rental	\$ Section 8	Low income	Very low income
one bedroom	625 sq. ft.	357.70	25% of income	15% of income
two bedrooms	880 sq. ft.	431.30	- ditto -	- ditto -

Section 8 Low Income . 0.8 of Medium Income

Very Low Income 0.5 of Medium Income

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Light, heat, hot and cold water, cooking included in rental.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Stanley Chen,certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: June 7th, 1976

Dated: _____

SignatureSignature

General Partner

Title

Title

80 Sherburn Circle, Weston, Mass.

02193 Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Bradford Tower Associates
- b. Address and ZIP Code of Redeveloper: 80 Sherburn Circle, Weston, Mass. 02193
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.,
is described as follows:

Parcel C-1, South Cove Urban Renewal Area

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? YES NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of May 12th, 1976,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Saul L. Ziner & Co., C.P.A. , 141 Milk Street, Boston, Ma. 02109

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Redeveloper's own funds

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
Newton Waltham Bank	\$ 46,092
Mutual Bank	

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
Stanchen Construction Co. Inc. 80 Sherburn Circle, Weston, Mass. 02193	\$ 317,500

Account receivable (Stanley Chen)

31,455

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
stocks and bonds	\$ 162,053	\$ - 0 -
real estate	100,000	23,921

7. Names and addresses of bank references:

Newton Waltham Bank, Weston Branch, Mass.

Mutual Bank for Saving, Wellesley Center Mass.

8. a. Has the Redeveloper or (*if any*) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Quincy Tower, Housing for Elderly in South Cove, Boston, Mass.

Stanley Chen is the general partner. Project is more than 65% completed. Anticipated completion date is Oct. 30th, 1976.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: 1. Northeast Regional Manager, Robert Chuckrow Construction Co., New York, N.Y.
a) Hall Mark House, Newark, New Jersey \$8,000,000 b) Executive House Elizabeth, New Jersey \$3,000,000. c) Waldo Garden, Bronx, New York \$3,500,000 d) Heath Village, New Jersey \$2,500,000. 2. Project coordinator Phoenix Urban Corp. a) University Tower, New Haven, Conn. \$6,000,000 b) Charles River Park Section 1, Boston, Mass. \$10,000,000.
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: Quincy Tower, Boston, Mass.
General Partner

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: No

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? YES NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
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e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNTDATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

not applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

 YES NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (*other than the financial statement referred to in Item 4a*) are attached hereto and hereby made a part hereof as follows:

See attached proposal

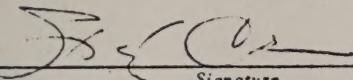
CERTIFICATION

I (We)¹ Stanley Chen,

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 7th, 1976

Dated: _____



Signature

General Partner

Title

Title

10 Sherburn Circle, Weston, Ma. 02193

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

September 8, 1977

MEMORANDUM

To: Boston Redevelopment Authority
From: Robert F. Walsh, Director
Subject: SOUTH COVE URBAN RENEWAL PROJECT MASS. R-92
Disposition Parcel C-1
~~Tentative Designation of Redeveloper and~~
~~Permission for Early Entry~~

Deleted

Disposition Parcel C-1 consists of approximately 17,500 square feet bounded by the Bradford Hotel and the South Cove Plaza Park.

On June 29, 1972 the Authority tentatively designated Agora Associates as developer and after being unable to develop the site, the Authority rescinded the designation on April 3, 1975. Since March 1976 interest to develop the site for elderly housing has been expressed by Mr. Stanley Chen of Stanchen Construction Company. There will be approximately 229 units of elderly housing consisting of 189 one-bedroom apartments and 40 two-bedroom apartments.

Stanchen Construction Company has submitted preliminary plans to the Authority which have been reviewed by our Urban Design staff and a Letter of Interest has also been reviewed by our Development staff.

The architect for the proposed project is Smith, Sellews and Doherty; the attorney, Gaston, Snow and Ely Bartlett; and the management firm of Hunneman and Company.

On August 12, 1977 the redeveloper secured approval of the preliminary proposal from the Department of Housing and Urban Development to be funded by Section 8 and it is estimated that construction will commence next spring.

The developer intends to form Bradford Towers Associates, a Massachusetts limited partnership, and will be the principal general partner. Since the developer must finalize his plans, it will be necessary for him to investigate the present soil conditions on the site.

Therefore, it is recommended that the Authority adopt the attached Resolution tentatively designating Bradford Towers Associates as redeveloper of Disposition Parcel C-1 and issuing a license for early entry.